



City of Carmel

CARMEL PLAN COMMISSION AGENDA

August 17, 2004

7:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

H. Public Hearings:

1h. Docket No. 04060029 PP: LongRidge Estates

The applicant seeks to plat a residential subdivision of approximately 180 lots on 127.57± acres. The petitioner also seeks the following subdivision waivers:

Docket No. 04060030 SW SCO 7.02 open space requirements

Docket No. 04060031 SW SCO 6.04.01 block length

The site is located on southeast of West Rd and 141st Street. The site is zoned S-1/Residence-Estate.

Filed by Dennis Olmstead of Stoepfelwerth & Associates for Pittman Partners.

2h. Docket Nos. 04060035 OA and 04060036 Z: Village of WestClay

The applicant seeks to amend their PUD ordinance. The applicant also seeks to Rezone 30 acres from S-1/Residence-Estate to PUD-Planned Unit Development. The site is located at 131st St and Towne Rd.

Filed by Brandon Burke of The Schneider Corp, for Brenwick Development Co.

3h. Docket No. 04060032 PP: The Lakes at Towne Road

The applicant seeks to plat a residential subdivision of approximately 54 lots on 40.39± acres. The site is located on southwest of Towne Rd and 136th St. The site is zoned S-1/Residence-Estate.

Filed by Dennis Olmstead of Stoepfelwerth & Associates.

- 4h. Docket No. 04060027 PP Amend - Little Farms Addition, replat of lots 31-33**
The applicant seeks to replat 3 platted residential lots into 9 lots. The site is located northeast of E. 104th St. and Ethel St. The site is zoned R-3/Residence.
Filed by Chris Badger of Badger Engineering for Carmel Development LLC
- 5h. Docket No. 04060033 DP/ADLS: 116th/Keystone Retail Shops**
The applicant seeks approval for a retail/office building. The site is located at the northeast corner of 116th St. and Keystone Ave. The site is zoned B-3 within the US 431 Overlay Zone.
Filed by Steve Hardin of Bingham McHale for Eclipse Real Estate.
- 6h. Docket Nos. 04070027 OA: Amendment, US 421/Michigan Rd Ordinance**
The applicant seeks to amend Chapter 23A of the Carmel/Clay Zoning Ordinance.
Filed by the Carmel Department of Community Services.
- 7h. Docket Nos. 04070028 OA: Amendment, Swimming Pool Ordinance**
The applicant seeks to amend Chapter 25: Additional Use of the Carmel/Clay Zoning Ordinance.
Filed by the Carmel Department of Community Services.
- 8h. Docket Nos. 04070029 OA: Temporary Use Regulations Ordinance**
The applicant seeks to amend Chapters 3, 25, 25.07 and Appendix A of the Carmel/Clay Zoning Ordinance.
Filed by the Carmel Department of Community Services.

I. Old Business:

- 1i. Docket No. 04040040 DP/ADLS: Carmax, Lot 2 - Steak n Shake**
The applicant proposes a restaurant with a drive-thru. The site is located on the northwest corner of 96th Street and Gray Rd. The site is zoned B-3/Business.
Filed by Mark Monroe of Drewry Simmons, Pitts & Vornehm.
- 2i. Docket No. 04030042 Z: Townhomes at Guilford PUD**
The applicant seeks to Rezone approximately 9.5 acres from R-1/Residence to PUD/Planned Unit Development. The site is located at 1224 S. Guilford Road.
Filed by Dave Sexton of the Schneider Corp. for Pittman Partners, Inc.
- 3i. Docket No. 04050039 PP: Glen Oaks Subdivision**
The applicant seeks to plat a residential subdivision of approximately 51 lots. The petitioner also seeks the following subdivision waiver:
Docket No. 04050040 SW SCO 6.5.1 minimum lot frontage
The site is located on West Rd, just north of West 131st Street. The site is zoned S-1/Residence-Estate.
Filed by Dave Barnes of Weihe Engineers for Langston Development.

- 4i. Docket No. 04050045 PP Amend: Cherry Creek Estates**
The applicant seeks to amend the initial primary plat to be 353 total lots on 174 acres±. The site is located southeast of Hazel Dell Pkwy and Cherry Tree Rd. The site is zoned S-1/Residence-ROSO.
Filed by Dennis Olmstead of Stoeppelwerth & Assoc. for Platinum Properties, LLC.
- 5i. Docket No. 04050048 DP Amend:**
North Haven, Block D, lots 1-2: CP Morgan Buildings 2 & 3
The applicant seeks approval to build two office buildings. The site is located at the northwest of 96th Street and Gray Rd. The site is zoned R-5/Residence.
Filed by Blair Carmosino of Duke Construction for CP Morgan Communities, LP.
- 6i. Docket No. 04050046 ADLS: Greyhound Commons, Phase II - Fox & Hound**
The applicant seeks approval to build a restaurant building. The site is located southeast US Highway 31 and 146th Street. The site is zoned PUD/Planned Unit Development.
Filed by Blaine Paul of American Consulting, Inc.
- 7i. Docket No. 04050051 Z: Alexandria of Carmel / Edward Rose Rezone**
The applicant seeks approval to rezone a property from OM/SFA-Single Family Attached to OM/MF-Multifamily. The site is located southeast of Pennsylvania and 131st Streets.
Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Edward Rose Properties.
- 8i. Docket No. 04060020 ZW: Alexandria of Carmel**
The applicant seeks zoning waiver approval from:
Docket No. 04060020 ZW Chapter 20G.5.2(D)3 all-brick elevations
The site is located southeast of Pennsylvania Street and 131st Street.
Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Edward Rose Properties.
- 9i. Docket No. 04050052 ADLS: Alexandria of Carmel**
The applicant seeks approval for multi-family buildings. The site is located southeast of Pennsylvania Street and 131st Street. The site is zoned OM/MF - Old Meridian Multi-Family.
Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Edward Rose Properties.
- J. New Business**
- K. Adjournment**